

## Historic estate overlooking the Léguer in Lannion (22) Former 18th century Corderie Royale



## INFORMATION

Town:	Lannion
Department:	Côtes-d'Armor
Bed:	8
Bath:	6
Floor:	220 m2
Plot Size:	2150 m2

## IN BRIEF

Historic estate overlooking the Léguer in Lannion (22)

Former 18th-century Corderie Royale

Located just a few minutes' walk from Lannion town centre, this rare property overlooks the calm, wooded banks of the Léguer, the emblematic coastal river of the Côtes-d'Armor region.

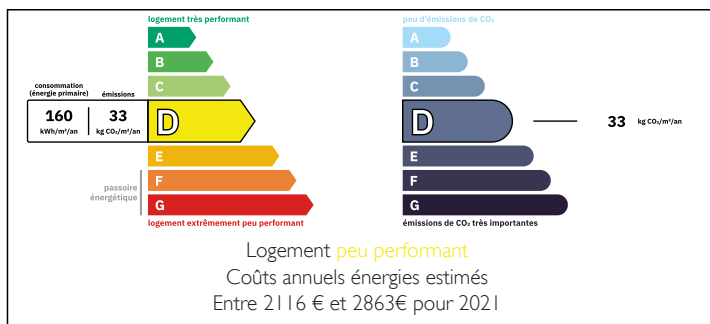
The estate is part of Lannion's industrial heritage.

At the end of the 18th century, the site was home to a royal rope factory, where hemp from Lannion, renowned for its quality and strength, was used to make ropes for the navy.

The buildings still bear the hallmarks of this noble industrial past: thick stone walls, exceptional vaulted roofs and generous volumes - a unique, inspiring and meaningful setting for any renovation or housing project.



## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The property spans 2,159 m<sup>2</sup> with five separate buildings, providing a total of more than 650 m<sup>2</sup> of usable space.

Two main buildings for renovation with superb volumes, vaulted roofs and large windows, suitable for use as lofts, contemporary flats, reception areas, coworking spaces, galleries, workshops or architect's houses, duplexes or mixed-use areas.

Two renovated houses with terraces and panoramic views over the Léguer. These adjoining and interconnecting flats can be lived in immediately, rented out or offered as a gîte or guest house.

The first dwelling comprises an entrance hall, a living room with wood burner, a fitted kitchen opening onto a dining room, a master suite (shower room + dressing room) and upstairs 2 bedrooms with en suite shower rooms; the second dwelling offers a bright living room with fitted kitchen, a bathroom with bath and shower and 2 bedrooms upstairs.

Another renovated, detached C house has a fitted kitchen opening on to an outside terrace and 3 bedrooms, each with its own shower room; various possibilities for seasonal rental or co-living.

The property has a courtyard and an interior garden, an enclosed garage and private parking for several vehicles.

Whether you are an investor, a heritage craftsman, a tourist project developer or a lover of old architecture, this estate is waiting for you to start a new chapter.

Approximate measurements of the main rooms

-Les Galères building:

14m<sup>2</sup> entrance/hall

ground floor: two large rooms of 65 and 89 m<sup>2</sup>, ceiling height 3 m

first floor: 165 m<sup>2</sup> convertible attic

-Les...